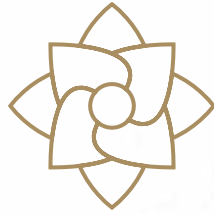




LOTUS  
RESIDENCE







## LIVE PURE

Combining ultra-modern, luxury living with robust engineering and construction, Lotus Residence offers over 120 breathtaking apartments of absolute quality set in Hurstville, the cosmopolitan heart of Sydney's South. Join a vibrant community with a plethora of dining, retail, and recreation in and around the Westfield shopping centre all at the doorstep of your new home. Complete with designer finishes, premium Miele appliances and elegant décor, don't miss out on this rare opportunity. Find out how you can take the next step in rising above the ordinary with Lotus Residence.





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## PURE UNITY

Very few suburbs capture the multicultural vibrancy of Sydney, quite like Hurstville. From the many diverse backgrounds of its residents, a harmonious, tight-knit and family-oriented community has emerged. Cultural celebrations, street fairs and community events are actively organised by residents and the council alike, making it easy for Lotus residents to feel welcomed into this thriving hub.

At the centre of Hurstville's CBD you have it all, a major public transport hub, Westfield shopping centre, medical services, gyms, restaurants, and entertainment. But step away from this urban strip and you'll find quiet, leafy streets, picturesque parks, and playgrounds. It's this perfectly balanced contrast that summarises the unity the community of Hurstville represents, one that's increasingly rare in our fast-moving world.







# PURE VIBRANCE





Famous for its large Chinese community, you have no shortage of options when it comes to dining, from Cantonese yum cha to authentic, regional Chinese cuisine. But the flavours aren't just limited to Chinese food, with gourmet cooking from all parts of the world available at your doorstep.

There are also plenty of activities for you to do, and if shopping is your workout,

the reinvigorated Westfield with all the major local and international retailers is ready to meet your challenge.

For those with an eye on the future, Hurstville has a long and rich tradition of educational excellence. You will be within close proximity to a range of public, Catholic and private schooling options, including some of Sydney's oldest and most prestigious selective schools.



Waratah  
Hospital

Hurstville  
Central

Westfield  
Hurstville

Hurstville Library

Bus Stop

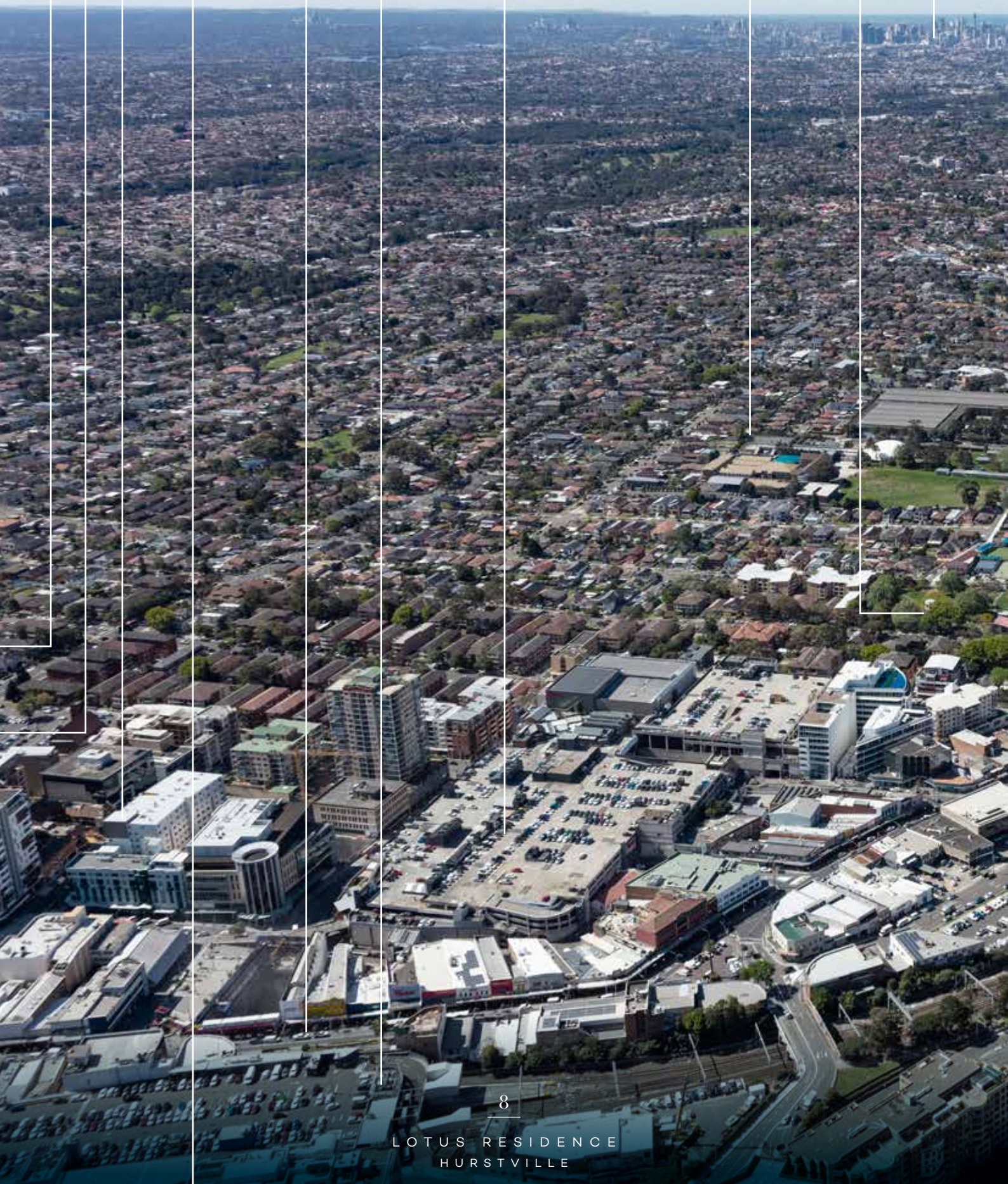
Police Station

Hurstville  
Train Station

Georges  
River College  
Hurstville

Woodville Park

CBD  
(18 min train)





Bethany College

LOTUS  
RESIDENCE

Airport

Allawah Station

Kumon Hurstville  
Education Centre

Hurstville  
Public  
School

Sydney  
Technical  
High  
School

Supermart

Kemp Field/  
Playground









# PURE CONVENIENCE

With Sydney growing and evolving rapidly year after year, Hurstville has been, and continues to be, the epicentre of Sydney's south. Hosting scores of international and local retailers, restaurants and businesses in and around Westfield and the main CBD, it's no wonder Hurstville remains the go-to destination for communities of South Sydney and beyond.

Key to Hurstville's convenience is its public transport. As a main station on Sydney's T4 rail network, there is no shortage of trains to Sydney CBD. The nearby M4 motorway, King Georges Road or the Princes Highway connect residents to all parts of Sydney quickly and conveniently by bus (via the Hurstville bus interchange) or car.



# PURE EXCELLENCE

Lotus Residence has been meticulously designed and built to allow residents to live confidently and in comfort. Beneath the building's avant-garde flair lies a solid, high quality build for peace of mind. Using the latest innovations in engineering processes and precast concrete during construction, you can be sure that reliability and excellence has been etched into every facet of the project.

Live life your way, with a choice of over 120 luxury apartments split across two buildings to choose from. Enjoy the outdoors with scenic views of Sydney and mingle with your neighbours and furry friends at the resident-only BBQ and dog park before settling inside in comfort with ducted air-conditioning, inspirational LED downlights and plush, high quality carpet.







# PURE INSPIRATION

Rise to a new standard of excellence. Careful planning, attention to detail, immaculate execution, nothing has been spared in order to deliver an elegant contemporary retreat for you to call home. With wide reaching views across Sydney just outside your window, your interior is grounded by the pristine balanced finishes, light tones and an inspired living space.

Make your in-home dining experience exceptional and memorable, with an exquisitely designed kitchen that offers functionality above all else. High quality, engineered stone benchtop and splashback complement premium Miele appliances, which have been seamlessly integrated into the space to give you a fantastic starting point for your culinary creations.











## PURE COMFORT

An abundance of fresh air and natural light envelopes your oversized bedroom. Your generously spaced bedrooms feature floor to ceiling windows and a private balcony to allow you to take in as much of Sydney's natural beauty as you want.

Enjoy the freedom to truly make this space your own. Soft neutral tones underpin the aesthetics of this space. In essence, you can look forward to a blank canvas, ready for you to transform into your own oasis.













## PURE RELAXATION

Whether you're energising yourself for a new adventure, freshening up for a night out or unwinding after a long day, you can be sure your lavishly designed bathroom will put you in the right frame of mind. The space is headlined by Parisi fixtures set against a soft, subtly textured mosaic ceramic tiled wall to create a sophisticated yet inviting atmosphere.

Functionality, however, has not been sacrificed. Expansive mirrored overhead cabinets, strip LED lighting and an engineered stone benchtop come together to create a practical, yet beautiful space, finished off with your choice of a light or dark colour scheme.



# INCLUSIONS

## Kitchen

<b>Lighting</b>	LED downlights in ceiling. Strip LED lighting to underside of overhead joinery
<b>Flooring</b>	Timber-look porcelain tile
<b>Benchtop</b>	Engineered stone
<b>Splash Back</b>	Engineered stone
<b>Kickboard</b>	Laminate
<b>Joinery</b>	Combination of prefinished, laminate board; polyurethane; steel pull handle; finger-pull profile and pushcatch to doors. Moisture resistant melamine boards to internal carcasses
<b>Sink</b>	
Studio & 1 bed:	Single bowl; Brushed Brass (light scheme) or Black (dark scheme) tapware
2 & 3 bed:	One and a half bowl or double-bowl with Parisi Brushed Brass (light scheme) or Black (dark scheme) tapware
<b>Sink Mixer</b>	Parisi Brushed Brass (light scheme) or Black (dark scheme)
<b>Oven</b>	Miele 600mm built-in electric oven (under or above bench - where applicable)
<b>Cooktop</b>	
Studio & 1 bed:	Miele 600mm stainless steel 4 burner gas cooktop
2 & 3 bed:	Miele 900mm stainless steel 5 burner gas cooktop
<b>Rangehood</b>	
Studio & 1 bed:	Miele 600mm (under cupboard) slide-out rangehood
2 & 3 bed:	Miele 900mm (under cupboard) slide-out rangehood
<b>Dishwasher</b>	Miele fully integrated dishwasher
<b>Microwave</b>	
Studio & 1 bed:	Microwave provision
2 & 3 bed:	Miele built-in microwave
<b>Fridge</b>	Fridge Space with single GPO outlet

## Building/Common Areas/General

<b>Structure</b>	Reinforced concrete
<b>External Walls</b>	Precast concrete & glass
<b>Ext. Entry &amp; Lobby</b>	
Lighting:	Feature lighting
Ceiling:	White painted plasterboard finish
General Walls:	White painted interior walls
<b>Lifts</b>	
Floor:	Stone-like tile (large format)
Walls:	Stainless steel and mirror
<b>Access Control</b>	Access control system for floor by floor lift control. Two keys and fobs provided per unit
<b>Visitor Access</b>	Audio/visual intercom to building at ground floor and carpark entrance
<b>Wireless Garage Entry/Exit</b>	Each apartment will be provided with a swipe/fob control for entry into the basement level car parking
<b>Car Parking</b>	Allocated car space in secure basement car park



## Internal General Finishes & Details

<b>Ceilings</b>	White painted plasterboard finish
<b>Internal Walls</b>	Painted plasterboard finish
<b>Cornices</b>	Square set or shadow line
<b>Flooring</b>	Timber-look porcelain tile
<b>Trims and Skirting</b>	Painted modern slimline profile
<b>External Windows And Doors</b>	Powder-coated aluminium
<b>Air-Conditioning</b>	Ducted air-conditioning to all living spaces and bedrooms
<b>Lighting</b>	LED downlights in ceiling
<b>Electrical</b>	Double GPO/Data points unless noted
<b>Entry Door</b>	Fire-rated solid door with painted finish
<b>Internal Doors</b>	Hollow-core door with painted finish
<b>Door Hard Ware</b>	Lever handles to all internal and entry swing doors Privacy lock to bathrooms
<b>Balustrades and Party Walls</b>	Balustrades; combination of solid masonry and/or glazing with handrail.
<b>Hot Water</b>	Centralised hot water system

## Bedrooms

<b>Ceiling</b>	White painted plasterboard finish
<b>Lighting</b>	LED downlights in ceiling
<b>Floors</b>	Cavalier carpet
<b>Joinery</b>	Opaque white glass sliding doors, melamine moisture resistant carcasses.

## Laundry

<b>Ceiling</b>	White painted plasterboard finish
<b>Lighting</b>	LED downlights in ceiling
<b>Flooring/Skirting</b>	Timber-look porcelain tiles
<b>Splash Back</b>	Rectified tiles
<b>Tub</b>	Compact laundry tub and cabinet
<b>Sink Mixer</b>	Chrome-finish mixer
<b>Washing Machine</b>	Provisioning provided within laundry cupboard with power and plumbing
<b>Dryer</b>	Clothes dryer
<b>Mechanical</b>	Ventilation to suit BCA requirements



## Bathrooms & Ensuites

<b>Ceiling</b>	White painted plasterboard finish
<b>Lighting</b>	LED downlights in ceiling and strip LED lighting to underside of overhead joinery
<b>Flooring</b>	Porcelain tiles
<b>Feature Wall</b>	Mosaic wall tiles
<b>General Wall</b>	White matte-finish rectified tile
<b>Benchtop</b>	Engineered stone Benchtop to half-height wall
<b>Joinery</b>	Overhead mirrored cabinets; finger pull profile. Water resistant melamine boards to internal carcasses
<b>WC</b>	
Studio, 1 bed & 2 bed:	Wall faced pan with concealed cistern (bathroom & ensuite)
3 bed:	Wall faced pan with concealed cistern (bathroom only) Wall faced pan with concealed cistern and integrated washlet/bidet seat (ensuites only)
<b>Basin</b>	White wall-hung basin
<b>Basin Mixer</b>	Parisi wall-mounted mixer and spout; Brushed Brass (light scheme) or Black (dark scheme)
<b>Shower</b>	
Studio & 1 bed:	Parisi overhead shower; Brushed Brass (light scheme) or Black (dark scheme)
2 & 3 bed:	Parisi dual overhead and hand-shower; Brushed Brass (light scheme) or Black (dark scheme)
<b>Shower Mixer</b>	Parisi Mixer; Brushed Brass (light scheme) or Black (dark scheme)
<b>Bath</b>	Freestanding bath or built-in shower bath where applicable (2 & 3 bedroom apartments only)
<b>Bath Mixer</b>	Wall mounted mixer and spout; Brushed Brass (light scheme), Black (dark scheme)
<b>Accessories</b>	Parisi accessories Brushed Brass (light scheme) or Black (dark scheme)
<b>Floor Waste</b>	Tile insert
<b>Mechanical Ventilation</b>	To suit BCA requirements



## Balcony/Terraces

<b>Ceiling</b>	Textured paint finish
<b>Lighting</b>	Surface/ceiling mounted light fitting
<b>Flooring</b>	External-finish porcelain tiles
<b>Electrical</b>	One external GPO per balcony

## Security

<b>Lighting</b>	Programmed controlled external pathways and garden lighting
<b>CCTV</b>	CCTV security cameras to common arrears and basements
<b>Intercom</b>	Audio/visual intercom to building at ground floor and carpark entrance

## Buyer's Selections

<b>Colour Scheme</b>	There are two colour schemes made available to the buyer. The options are Brushed Brass (light scheme) or Black (dark scheme)
<b>Natural Materials</b>	Buyers are advised that some finishes proposed in the apartments may include natural materials such as stone or granite; These materials may display characteristics which may vary from any finishes/samples shown or displayed to the buyer.
<b>Light, GPO and Bathroom Accessories</b>	Light fittings, GPO, intercom system, free-to-air TV, Foxtel outlets, telecommunication outlets and bathroom accessories are subject to architectural detailed design. Minor variations in location and quantities of these items may occur.
<b>Product Substitution</b>	The seller reserves the right to substitute any specified inclusions with that of a similar quality
<b>Design Variation</b>	The location of fixtures, walls, doors and fittings may be changed, but the new location will not adversely affect the functionality or use of the apartment. Some items may not be included in this list and could be installed to improve the use of the apartment

## Communication & Data Services

<b>Local Area Network</b>	Mini-patch panel Subscription to ISP and fitting or wireless router or switch by buyer
<b>Digital TV</b>	Pre-wire and connection to free-to-air TV channels in living rooms and master bedrooms
<b>Pay TV</b>	Installation in building of infrastructure enabling connection to Foxtel service Pre-wire of Foxtel to each apartment in rooms where nominated Future subscription and final connection to Foxtel services by buyer Installation of additional system controls and/or cabling within the apartment may be required to suit the buyer or service provider's requirements. Provision of cabling per inclusions list does not guarantee access to any particular Foxtel service
<b>Data/Communication</b>	Pre-wire and connection to telephone connection points



# BUILT FOR LIFE



Celebrating 21 Years of Quality Construction

A leader in the Australian residential construction industry, TQM provides a high level of excellence in every aspect of engineering, design and construction.

Their dedication to innovation, research and excellence in design and construction is reflected in the detail and finishes of their high quality, landmark developments which are consistently delivered on time and within budget.

The skills and experience of the TQM team ensures seamless planning and execution throughout the development and construction process, allowing for a holistic approach that not only delivers exceptional projections but also develops long term relationships with clients and satisfied homeowners.

21

Recognised Track Record Since 1999



The Builder is the Developer



Award Winning Developer



Liveable, Connected and Affordable Communities



8000+ Apartments Delivered



Projects Spanning 40 Sydney Suburbs







